

**PLANNING COMMISSION
REGULAR MEETING OCTOBER 5, 2015**

Anthony Whelan, Chairman, opened the meeting at 6:04 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis – 6:14 p.m.
Ray Krzykowski
Robert Clark
Dave Sletner, Alternate

OTHERS:

Sue Goggin, ZEO
Lori Rotella, Assistant ZEO
Jim Stewart, Director of Public Works
Attorney Fitzpatrick, Borough Attorney

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum.
2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the September 14, 2015 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Robert Clark and seconded by Ray Krzykowski to **APPROVE** the September 14, 2015 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Clark to **APPROVE** the September 17, 2015 Special Meeting for Site Walk Minutes.

PUBLIC HEARINGS

6:15 P.M. PUBLIC HEARING for re-subdivision of Lot 72-82 Rollingwood Drive/ Wisteria Drive in Apple Hill Estates, Applicant: Morgan Development

Roland Desrosiers, Land Use Planner and Surveyor with an office in Naugatuck is representing Apple Oil. Roland gave a brief history of the original subdivision approval and conditions. The site is now graded and prepared to be a building lot. Public water and sewer are installed and the site is ready to be built on. Robert Pease noted that on the site walk on September 17th, a 7 foot deep test pit revealed the ledge was removed. There was no public comment.

VOTED: Unanimously on a motion by Robert Pease and seconded by Harry Jancis to **CLOSE** the Public Hearing for the re-subdivision of Lot 72-82 Rollingwood Drive / Wisteria Drive in Apple Hill Estates, Applicant: Morgan Development

4. NEW BUSINESS

- A. All new items require a 2/3 vote.

There was no new business.

5. OLD BUSINESS

- A. Commission discussion/decision regarding application for re-subdivision of Lot 72-82 Rollingwood Drive/Wisteria Drive in Apple Hill Estates, Applicant: Morgan Development

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Clark to **APPROVE** a re-subdivision of Lot 72-82 Rollingwood Drive/Wisteria Drive in Apple Hill Estates, Applicant: Morgan Development.

- B. Commission discussion/decision regarding a referral from the Board of Mayor and Burgesses pursuant to Section 8-24 of the CT General Statutes for proposed purchase of property at 0 Andrew Mountain Road, Parcel ID #022-1700, #022-1800, #022-1900

Attorney Ned Fitzpatrick, Borough Council, summarized for the commission the location and description of each parcel of property being proposed for purchase by the Borough. He also commented on parcels previously purchased by the Borough and their location relative to the new parcels to be considered. Attorney Fitzpatrick also informed the commission of grant money that is currently available to help with the purchase of this type of open space. The grant money will go towards the section of the parcel to be used for passive recreation only. The commission expressed its concerns with this parcel. Some of the concerns were the cost to develop and maintain this piece of land and the possible contamination in the area. The commission did recognize the need for more ball fields in town and this was a larger parcel of land to accommodate that need. There is also a lot more potential in the future with this piece. Carl DeCarli, representing the sellers of 0 Andrew Mountain Road, pointed out to the commission the positive reasons why this would be a good purchase for the Borough. Carl also disclosed to the commission that the sellers would like to donate 8 acres of the active space back to the town. Paul Reilly, one of the owners of the parcel for sale, noted that since the last meeting, the town has paved Andrew Mountain Road and installed new storm drains up to Old Derby Turnpike.

VOTED: Unanimously on a motion by Ray Krzykowski and seconded by Anthony Whelan as amended by Robert Pease to **SEND** a **POSTIVE** referral to the Board of Mayor and Burgesses pursuant to Section 8-24 of The CT General Statutes for the purchase of property at 0 Andrew

Mountain Road, Parcel ID #022-1700, #022-1800, #022-1900 with the preference that it be used as both passive and active recreational space provided an investigation and evaluation of any environmental issues be completed in accordance with Section 22a-133X of the CT General Statutes including proposed construction activities.

- C. Commission discussion/decision regarding a referral from the Board of Mayor and Burgesses pursuant to Section 8-24 of the CT General Statutes for proposed purchase of property at 0 Farmstead Lane, Parcel ID #055-2303

Attorney Fitzpatrick explained to the commission the characteristics of this parcel of land being offered to the Borough to purchase. He also described the significance of this parcel and referenced that Joe's Rock is located in this parcel of land. Rocky Marciano, seller of 0 Farmstead Lane, explained his offer to regrade a portion of the land off of Farmstead Lane to be used for possible parking. The commission commented on the concerns with this parcel of land, one being, the traffic that will be created by developing this area. It was also noted that 0 Farmstead is more usable in its current condition and does not have the high cost to make the infrastructure requirements as does 0 Andrew Mountain Road.

VOTED: Unanimously on a motion by Robert Pease and seconded by Ray Krzykowski to **SEND** a **POSTIVE** referral to the Board of Mayor and Burgesses pursuant to Section 8-24 of The CT General Statutes for the purchase of property at 0 Farmstead Lane, Parcel ID #055-2303 and acknowledge the seller's commitment to re-grade the land at the end of Farmstead Lane.

For the record, of the voting members, 3 preferred 0 Andrew Mountain Road for their first choice and 2 preferred 0 Farmstead Lane as their first choice.

- D. Commission discussion/decision regarding referral from the Naugatuck Zoning commission for proposed amendments to Section 44 of the Naugatuck Zoning Regulations; Applicant: Borough of Naugatuck

A discussion between the commissioners on the width of the sidewalks on Church Street ensued. The commission would also like sidewalks in front of restaurants not on Church Street measured to see if there is enough room to have outside dining at those locations. Attorney Fitzpatrick explained to the commission that it makes sense to have the Zoning Regulations adopted first and then have the Borough Ordinances changed.

Continued to the November 2, 2015 meeting.

- E. All new items require a 2/3 vote

There was no new items.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to adjourn the meeting at 8:30 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr